

**COUNTY OF SAN LUIS OBISPO BOARD OF SUPERVISORS
AGENDA ITEM TRANSMITTAL**

(1) DEPARTMENT Planning and Building	(2) MEETING DATE 12/11/2012	(3) CONTACT/PHONE Kerry Brown, Planner / 805-781-5713	
(4) SUBJECT A request by the County of San Luis Obispo to authorize processing of an update to the Los Osos Community Plan, including amendments to the Estero Area Plan of the County Local Coastal Plan and the Official Maps of the Land Use Element. Supervisorial District: 2.			
(5) RECOMMENDED ACTION Review the attached work outline, consider the options provided, and determine whether to authorize processing of the Los Osos Community Plan Update, including amendments to the Estero Area Plan of the County Local Coastal Plan and the Official Maps of the Land Use Element.			
(6) FUNDING SOURCE(S) Department Budget	(7) CURRENT YEAR FINANCIAL IMPACT \$ 197,500 (EIR preparation)	(8) ANNUAL FINANCIAL IMPACT \$ TBD	(9) BUDGETED? Yes
(10) AGENDA PLACEMENT <input type="checkbox"/> Consent <input type="checkbox"/> Presentation <input type="checkbox"/> Hearing (Time Est. _____) <input checked="" type="checkbox"/> Board Business (Time Est. <u>60 minutes</u>)			
(11) EXECUTED DOCUMENTS <input type="checkbox"/> Resolutions <input type="checkbox"/> Contracts <input type="checkbox"/> Ordinances <input checked="" type="checkbox"/> N/A			
(12) OUTLINE AGREEMENT REQUISITION NUMBER (OAR) N/A		(13) BUDGET ADJUSTMENT REQUIRED? BAR ID Number: <input type="checkbox"/> 4/5th's Vote Required <input checked="" type="checkbox"/> N/A	
(14) LOCATION MAP Attached	(15) BUSINESS IMPACT STATEMENT? Yes	(16) AGENDA ITEM HISTORY <input checked="" type="checkbox"/> N/A Date _____	
(17) ADMINISTRATIVE OFFICE REVIEW Reviewed by Leslie Brown			
(18) SUPERVISOR DISTRICT(S) District 2 -			

County of San Luis Obispo



TO: Board of Supervisors

FROM: Planning and Building / Kerry Brown, Planner III

VIA: Ellen Carroll, Environmental Coordinator

DATE: 12/11/2012

SUBJECT: A request by the County of San Luis Obispo to authorize processing of an update to the Los Osos Community Plan, including amendments to the Estero Area Plan of the County Local Coastal Plan and the Official Maps of the Land Use Element. Supervisorial District: 2.

RECOMMENDATION

Review the attached work outline, consider the options provided, and determine whether to authorize processing of the Los Osos Community Plan Update, including amendments to the Estero Area Plan of the County Local Coastal Plan and the Official Maps of the Land Use Element.

DISCUSSION

Authorization to Amend the General Plan

The original Estero Area Plan was certified by the Coastal Commission in 1988 and an update to the Plan began in 1996. The Estero Area Plan encompasses Los Osos, Cayucos, and the rural area (of Estero) entirely within the Coastal Zone. On November 2, 2004, the Board of Supervisors approved the Estero Area Plan update for submittal to the California Coastal Commission. The update and associated amendments were submitted to the Coastal Commission at the end of December 2004 as part of Local Coastal Program Amendment No. 2-04.

Due to the outstanding issues in Los Osos, specifically lack of an approved communitywide Habitat Conservation Plan for Los Osos to deal with widespread environmentally sensitive habitat, a projected build-out in line with groundwater supply, and at that time (mid 2000's) uncertainty about a community-wide sewer system, the County modified the submittal to the Coastal Commission to remove the Los Osos urban area from the update.

Construction of the Los Osos Wastewater Project is currently underway. Before vacant parcels within the prohibition zone can hook up to the wastewater project, the County, as the applicant, is required to update the Estero Area Plan for the Urban Area of Los Osos (the 'Los Osos Community Plan'), to incorporate a sustainable build-out target supported by the safe yield of the groundwater basin, and integrate a Habitat Conservation Plan for long-term preservation of environmentally sensitive habitat areas throughout the community.

If your Board authorizes processing of an update to the Los Osos Community Plan, the item will be scheduled for public hearings at the Planning Commission and your Board after the planning and environmental review process is completed.

Community Plan Focus Areas

The Planning and Building Department would conduct education and outreach to the community and prepare drafts to complete the community plan update. The plan update would pay particular attention to protecting resources and providing adequate infrastructure, including but not limited to the following:

1. Updating data and information from the 2004 Board of Supervisors approved Estero Plan relative to the Los Osos urban area.
2. County strategic growth policies, including design guidelines for commercial areas.
3. Conditions of approval from the Coastal Development Permit for the Los Osos Wastewater Project.
 - a. Incorporate into the update a sustainable build-out target supported by the safe yield of the groundwater basin.
 - b. Integrate into the update conservation strategies from the Habitat Conservation Plan, currently under preparation that is intended for the long-term preservation of habitat remaining within the Los Osos Greenbelt and vacant lots.
4. Coastal Commission issues raised in connection with the 2004 Estero Plan update
5. Economics
6. Circulation / Traffic update
7. A Public Facilities Financing plan

Community Characteristics and Interest

Los Osos has a population of approximately 14,276 according to the 2010 U.S. Census. The area possesses scenic beauty, a mild coastal climate, and natural resources that contribute to a high quality of life.

In 1995, the Los Osos Community Advisory Council (LOCAC) approved a "Vision Statement for Los Osos", it is as follows:

Los Osos desires to uphold its community values and scale, take control of its own destiny, discourage gated communities, encourage neighborhood and community continuity, and best of all, be unique – not a replica of some other vision or model.

It can be seen from this vision statement that residents have a desire to see their community enhanced. Expanding upon this vision statement, a community plan will guide future growth and development.

Los Osos Groundwater Basin

Since August of 2008, the Interlocutory Stipulated Judgment (ISJ) working group, composed of the Los Osos Community Services District, Golden State Water Company, S & T Mutual Water Company, and the County have been working to produce a Basin Management Plan for Los Osos. Based on preliminary information prepared by the ISJ and presented to the public in October of 2011 (Los Osos Community Services District regular meeting), the Basin Management Plan will necessarily consist of a suite of actions designed to better use and manage groundwater resources and encourage water conservation. Because water supplies are critical to the development of appropriate development scenarios in the Plan update, the elements of the Basin Management Plan must be known as early as possible in the update process. However, until the details of the final Best Management Practices (BMPs) are made available, this key component of the LCP update process cannot move forward in a meaningful way.

In addition, the potential environmental effects of different Basin Management Plan elements will be addressed in the Environmental Impact Report (EIR) prepared for the update. At the same time, the analysis in the EIR should address the overall impacts to the groundwater basin so that, as individual

projects generated by the Basin Management Plan come forward, the larger environmental issues have already been addressed. The lack of a Basin Management Plan will constrain the preparation of a key section of the Environmental Impact Report, as well as a key chapter in the community plan.

Los Osos Habitat Conservation Plan

The County is in the process of preparing the Habitat Conservation Plan (HCP) for the community of Los Osos. The HCP has the goal of for the long-term protection of sensitive habitats remaining within the Los Osos Greenbelt, including habitats remaining on individual vacant lots. The County is working with resource agencies on the preparation of the HCP, including but not limited to: California Department of Fish and Game, United States Fish and Wildlife Service, and California Coastal Commission. This work effort is paid for by grant funding which allows the County to complete this necessary project while reducing the strain on other budget sources. An Administrative Draft of the HCP for review by the United States Fish and Wildlife Service is expected at the end of this year or early next year.

Circulation Study and Los Osos Corridor Study

To address community transportation needs the Los Osos Community Plan will incorporate by reference the latest adopted Los Osos Circulation Study. The Circulation Study contains a list of recommended area wide improvements for several modes of transportation in the community and projects from the adopted Capital Improvement Program that would be funded through Road Improvement Fees collected as development occurs within the fee area.

In addition, on July 24, 2007, the Board of Supervisors approved preparation of the Los Osos Valley Road Corridor Study, a circulation report with funding from Caltran's Community Based Transportation Planning Grant program (CBTPG) and the County's Los Osos Road Improvement Fee (RIF) program. The Study was scoped to define a specific set of guidelines to guide future public improvements along Los Osos Valley Road between the Los Osos Creek Bridge westerly to Bush Drive.

The draft study identifies projects intended to balance traffic flow maximization for passers-through and the safety and convenience of pedestrians, cyclists and local vehicle traffic. Projects include improvements to intersections; new medians; new and/or coordinated intersection signalization; median and streetscape landscaping; and an ultimate striping plan.

Public Works is proposing to incorporate the guidelines and summarize the proposed projects as discussed in the Draft Los Osos Valley Road Corridor Study into the circulation section of the Los Osos Community Plan. This information will be supplemented with a discussion on potential funding sources for construction, and for ongoing maintenance of the landscaping and pedestrian amenities.

Environmental Impact Report (EIR)

Updating the information in the Estero Area Plan that the Board approved in 2004 can be done by Planning staff. Although an EIR was completed and certified for the 2004 Estero Area Plan update, that EIR is outdated and new information is available regarding water resources. Therefore, a new EIR will be necessary for the Los Osos Community Plan. The Planning and Building Department has budgeted \$197,500 for general long range planning project environmental review. This funding will be allocated to the Los Osos Community Plan EIR.

OTHER AGENCY INVOLVEMENT/IMPACT

If the Community Plan Update is authorized for processing, staff will contact and consult with all applicable state and local agencies. These agencies include the following:

County Departments

- Agricultural Commissioner – agricultural resources
- Environmental Health – water systems
- General Services / Parks – parks and recreation services
- Public Works – roads, circulation, drainage, wastewater infrastructure
- Sheriff – public safety
- Cal Fire – fire safety

Local Agencies and Organizations

- Air Pollution Control District – air quality, greenhouse gases
- Economic Vitality Corporation – economic strategy
- Local Agency Formation Commission – community services district boundary and services
- Regional Transit Authority – transit services
- Los Osos Community Advisory Council – community concerns
- Los Osos Community Services District – fire safety, water supply, water/ infrastructure
- Golden State Water Company - water supply, water/ infrastructure
- SLO Council of Governments – regional land use, transportation

State and Federal Agencies

- California Department of Fish and Game – biology, hydrology
- California Department of Toxic Substance Control – hazardous materials
- Native American Heritage Commission – tribal consultation
- Regional Water Quality Control Board – hydrology, water quality
- State Historical Preservation Office – historic structures
- U.S. Fish and Wildlife Service – biology

BUSINESS IMPACT STATEMENT

Authorizing the processing of the Community Plan Update could ultimately result in positive effects on businesses included within the clusters identified in the San Luis Obispo County Clusters of Opportunity Economic Strategy. The Los Osos Community Plan will include an economic strategy. If successfully implemented, the Plan could provide opportunities for:

- Employment in building design and construction
- Tourist-related businesses facilitated by downtown and community enhancements
- A greater amount and variety of housing for various income levels, facilitated by expanded public services and infrastructure

The Plan in particular would positively affect the Building Design and Construction and other clusters through enabling future development in to occur on vacant parcels within the Prohibition Zone. This would benefit the local economy in general and should have positive effects on the other clusters in the strategy.

FINANCIAL CONSIDERATIONS

The Department's proposed budget for Fiscal Year 2012-2013 includes allocation of staff time in support of the Los Osos Community Plan. It is anticipated that the Community Plan Update will extend into Fiscal Year 2014-2015. The proposed circulation section of the Los Osos Community Plan will be prepared by Public Works and funded with the Community Based Transportation Planning Grant and Road Improvement Fees funds originally allocated to the project. No additional funding is being requested at this time.

RESULTS

If your Board chooses to authorize processing of the Community Plan Update, staff will prepare the Public Review and Public Hearing Draft Plans and associated documents, facilitate preparation of the Draft and Final EIR, and bring the update to the Planning Commission for public hearings and a recommendation to your Board. Your Board could consider the update by June 2015. The result would be a community-based and supported plan that affords opportunities for strategic growth; a variety of housing for various income levels; economic development, including enhancements in the downtown, employment, shopping, and increased tourism; expanded public services and infrastructure; and recreational and other amenities. Completion of the Los Osos Community Plan is consistent with the county goals of maintaining a livable and prosperous community.

If your Board chooses not to authorize processing of the update, the existing outdated plan would continue to be used, and community benefits would not be realized.

ATTACHMENTS

Attachment A – Los Osos Community Plan Update Summary
Attachment B – Los Osos Community Plan Update Draft Work Plan
Attachment C – Location Map